

45.51± ACRES
OKTIBBEHA COUNTY, MS
\$129,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE OKTIBBEHA 45.51

PROPERTY PROFILE

LOCATION:

- Sturgis Westpoint Road
Sturgis, MS 39769
- Oktibbeha County
- 2.8± Miles N of Sturgis
- 18± Miles SW of Starkville

COORDINATES:

- 33.38207, -89.03622

PROPERTY USE:

- Recreational
- Hunting
- Potential Homesite

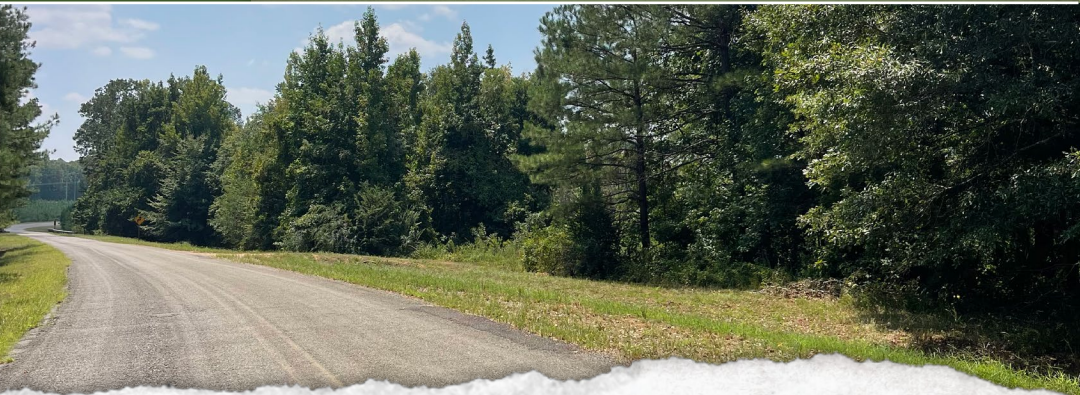
PROPERTY INFORMATION:

- 45.51± Acres
- Paved Road Frontage
- Cypress Creek
- Utilities Available
- Wildlife
- Established Food Plot

TAX INFORMATION:

Amount TBD

- Parcel # 028-34-006.00
- Part of 028-33-001.00



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MICHAEL COOPER

LAND SPECIALIST

C: 662-285-8686

O: 769-888-2522

mcooper@smalltownproperties.com

4848 Main St. - Flora, MS 39071

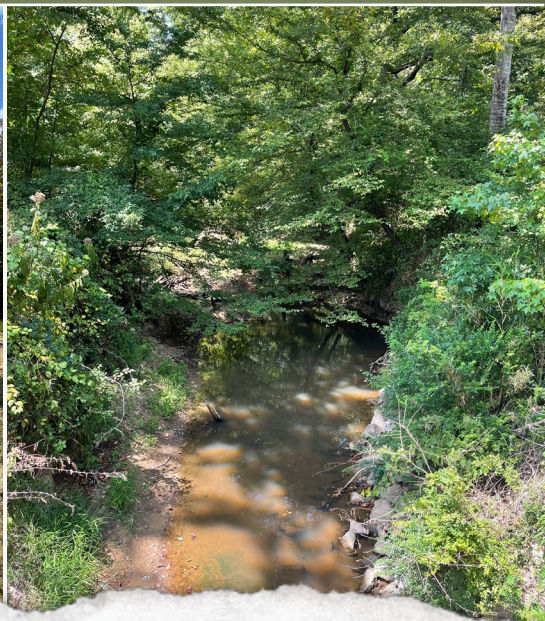
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE OKTIBBEHA 45.51

IF YOU ARE LOOKING FOR A PLACE OF YOUR OWN WITH ABUNDANT GAME, BOTH LARGE AND SMALL, THE OKTIBBEHA 45.51 IS WORTH CONSIDERING! Located approximately 18 miles southwest of Starkville, MS this 45.51± surveyed acre tract allows for a quick drive for an afternoon or morning hunt. The Oktibbeha County property is situated less than three miles north of Sturgis with paved frontage on Sturgis Westpoint Road. A good portion of the property, east of Cypress Creek, was clear cut in 2022 which has helped increase the bedding and browse for the wildlife. The portion to the west of the creek was not cut. The current owner did leave some scattered mature oak trees. In the northwest corner of the property, you will find an established food plot. Should you be interested in building a home or camp, utilities are available at the road.

To schedule a private showing of this recreational hunting tract, call Michael Cooper today.



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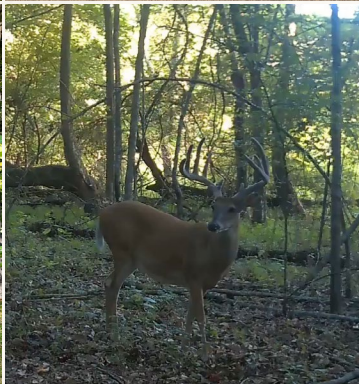
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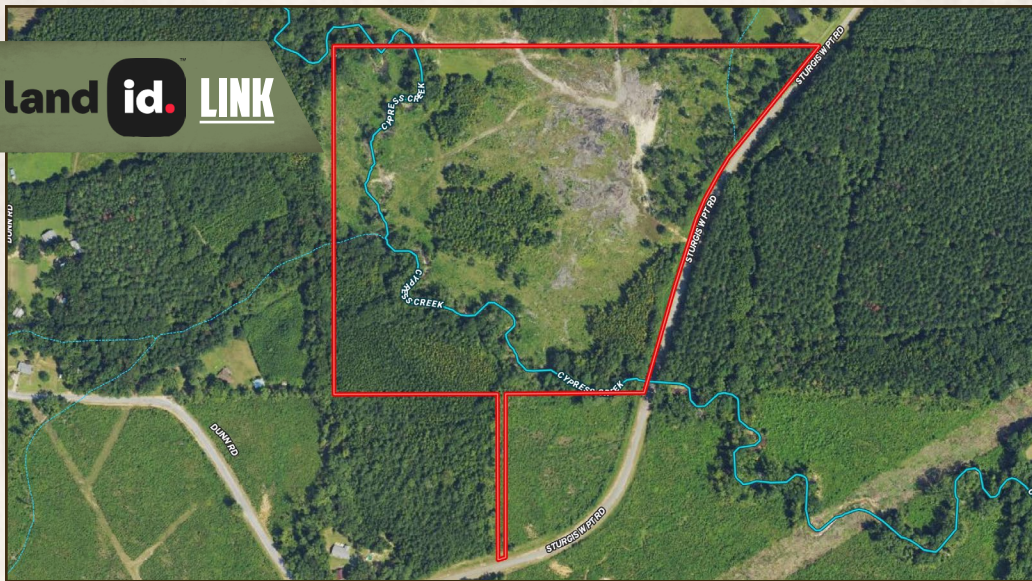
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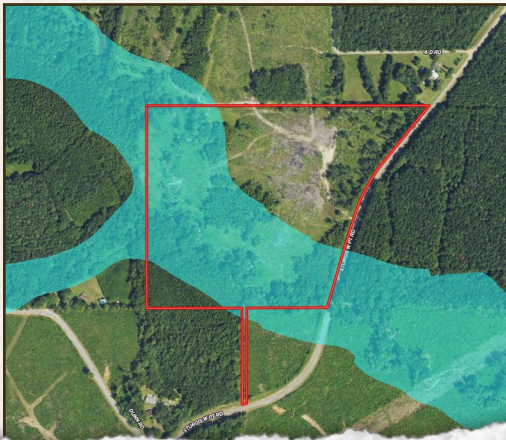
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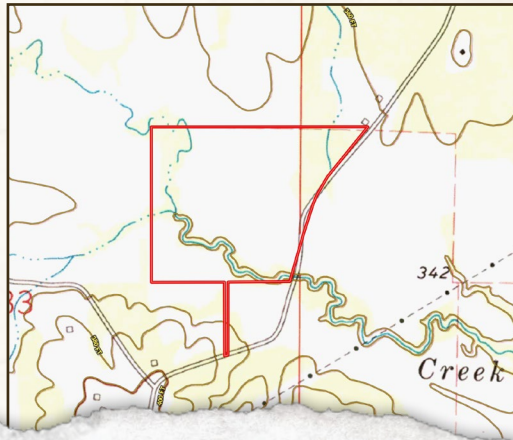
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FLOOD MAP



TOPOGRAPHY MAP



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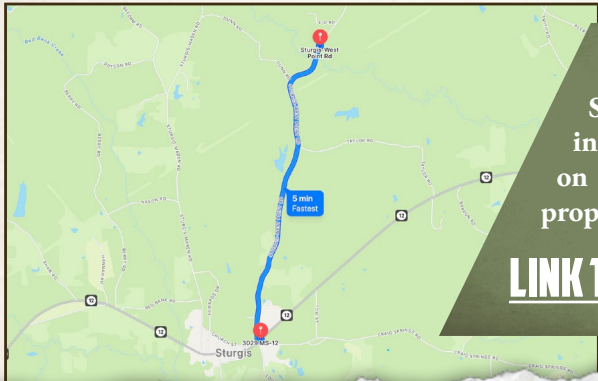
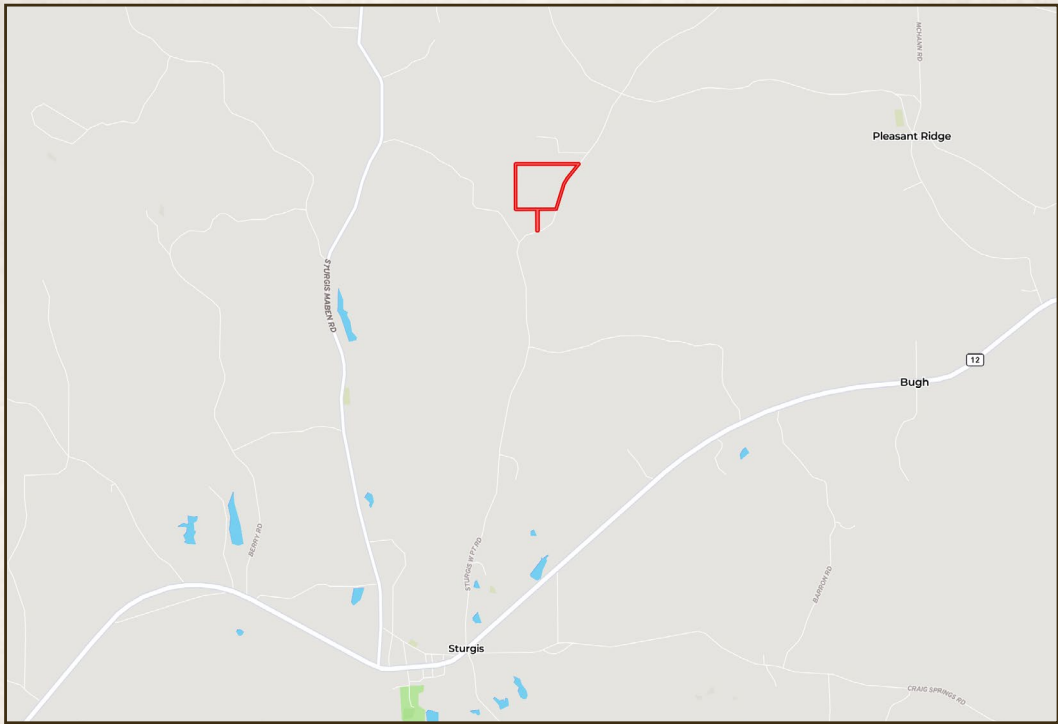
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Directions From the Intersection of Sturgis Westpointe Road and Hwy 12 in Sturgis, MS: Travel 2.8 miles north on Sturgis Westpointe Road and the property will be on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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